087.0	0007	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	801,400	/	801,400
USE VALUE:	801,400	/	801,400
ASSESSED:	801,400	/	801,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDERS ROBERT RICHARD ETAL
Owner 2:	TRS/ GUSTAFSON SANDERS FAMILY
Owner 3:	TRUST
Street 1:	58 OAK HILL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANDERS ROBERT RICHARD -
Owner 2:	GUSTAFSON GAIL J -
Street 1:	58 OAK HILL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2023 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9136.000	315,500		485,900	801,400
Total Card	0.210	315,500		485,900	801,400
Total Parcel	0.210	315,500		485,900	801,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.14 | /Parcel: 396.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55371
GIS Ref
GIS Ref
Insp Date 10/16/18

Parcel ID 087.0-0007-0002.A

!7115!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,500	0	9,136.	485,900	801,400		Year end	12/23/2021
2021	101	FV	306,000	0	9,136.	485,900	791,900		Year End Roll	12/10/2020
2020	101	FV	306,100	0	9,136.	485,900	792,000	792,000	Year End Roll	12/18/2019
2019	101	FV	238,600	0	9,136.	451,200	689,800	689,800	Year End Roll	1/3/2019
2018	101	FV	238,600	0	9,136.	451,200	689,800	689,800	Year End Roll	12/20/2017
2017	101	FV	238,600	0	9,136.	395,600	634,200	634,200	Year End Roll	1/3/2017
2016	101	FV	238,600	0	9,136.	360,900	599,500	599,500	Year End	1/4/2016
2015	101	FV	232,800	0	9,136.	319,300	552,100	552,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:02:40

LAST REV

Date	Time
03/03/21	12:04:32

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7115

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERS ROBERT	76866-522	1	2/2/2021	Convenience	10	No	No		
HUFFAKER MICHAE	22343-242		8/28/1992		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	877	Wood Dec	23,400	C				
11/15/2013	1694	Manual	4,000	C				
10/10/2012	1292	Addition	150,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
2/3/2014	Info Fm Prmt	EMK	Ellen K
7/29/2013	Meas/Inspect	JBS	JOHN S
1/6/2009	Meas/Inspect	189	PATRIOT
11/6/2008	Meas/Inspect	CC	Chris C
4/13/2000	Meas/Inspect	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9136		Sq. Ft.	Site		0	70.	0.76	12									485,856						485,900	

Total AC/HA:	0.20973	Total SF/SM:	9136	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	485,856	Spl Credit		Total:	485,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16903114
Const Adj.:	0.98990101
Adj $ / SQ:	150.439
Other Features:	92710
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457222
Depreciation:	141739
Depreciated Total:	315483

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	2		HB		

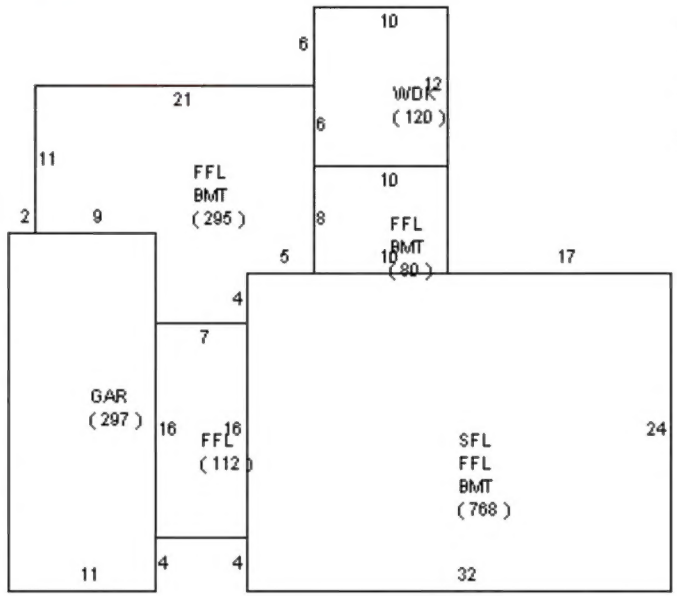
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,255	150.440	188,801
BMT	Basement	1,143	45.130	51,586
SFL	Second Floor	768	150.440	115,537
GAR	Garage	297	23.180	6,885
WDK	Deck	120	14.190	1,703

Net Sketched Area:	3,583			Total:	364,512
Size Ad	2023	Gross Area	3583	FinArea	2023

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.44
Special Features:	0	Val/Su Net:	88.05
Final Total:	315500	Val/Su SzAd	155.96

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0007-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---